

After I receive my notice in November of 2007, what can I do if I disagree with my assessment?

There are three steps available to all property owners. First two steps offer an opportunity to resolve your assessment disagreement at no cost to you.

Your first appeal should be with the revaluation company. At your hearing, revaluation staff will be available to explain the procedures used to value your property. You are able to review your property record card and the information the revaluation company has collected on your property. This is the proper time to correct any clerical errors and miscalculations which will affect the assessed value of your property.

Second, if you are not satisfied with the results of that hearing, the Board of Assessment Appeals will be meeting in the Spring of 2008 to hear all appeals on the Grand List of 2007.

Your final appeal is before the courts under Section 12-117a of the Connecticut General Statutes.

Does this revaluation affect my October 1, 2006 assessment and my July, 2007 tax bill?

No. As in any other non-revaluation year, unless you make improvements to your property, your assessment will remain unchanged from the previous year assessment. The mill rate for the 2006 Grand List will be established in May of 2007 and your July 2007 tax bill will be calculated based on your current assessment.

THANK YOU IN ADVANCE FOR

YOUR COOPERATION.

Presorted Std
US Postage
PAID
Waterbury, CT
Permit No. 1522

*Assessors Office
11 Rye Street
P.O. Box 51
Broad Brook, CT 06016-0051*

REVALUATION SCHEDULE

Data Collection:
Through December 2007

Notices Mailed:
November 2007

***Informal Hearings with
Revaluation Company:***
December 2007

Board of Assessment Appeals:
March 2008

Mill Rate Set:
May 2008

Tax Bills Due:
July 2008

Town of East Windsor

**QUESTIONS
AND
ANSWERS
ABOUT THE 2007
REVALUATION**



Assessors Office

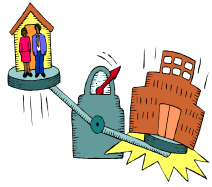
11 Rye Street
P. O. Box 51
Broad Brook, CT 06016-0051



Tel: (860) 623-8878
assessor@eastwindsorct.com

What is the purpose of this brochure?

This brochure is issued to inform you that the Town of East Windsor will be conducting a revaluation of all property for the Grand List of 10/1/2007.



Why is this revaluation being conducted?

The last revaluation was conducted in 2002. Since that time changes in economic conditions have created inequities. Therefore, the State of Connecticut pursuant to Section 12-62 of the General Statutes, requires that the Town of East Windsor conduct this revaluation for the Grand List of October 1, 2007. Revaluations are conducted every five years to ensure uniformity in property valuations. A successful program requires a significant effort be spent on careful research to assure new values are accurate and that all property owners pay **ONLY** their **FAIR SHARE** of the property tax burden.

What exactly is a revaluation?

Revaluations take a complete inventory of each property in town, noting such features as lot size, location, square feet of living area, quality of construction and additions such as decks, porches and garages. Interior items which motivate buyers are also noted such as fireplaces, baths, finished basement area, general condition, the layout and the extent of remodeling. Items which affect the desirability and marketability of a property can only be obtained through an interior inspection.

- After this inventory is complete, a careful analysis of *recent selling prices* is conducted to identify and quantify the features that have motivated buyers and sellers in the East Windsor real estate market.
- This analysis results in the creation of schedules which will then be used to value all of the real property in the Town of East Windsor.
- These schedules are then statistically tested to verify their ability to accurately and equitably predict estimates of current *market value*.

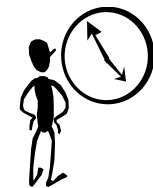
What is market value?

The Appraisal Institute defines market value as “the most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after a reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress.” Sales such as foreclosures and family sales are not considered to be “arms-length” or market transactions.

Does this mean that the town wants to inspect the interior of my property?



Yes. Accurate assessments are a result of accurate data. The town has recently contracted Total Valuation Services LLC, a Connecticut certified revaluation company, to assist in this revaluation project. Representatives of this company will be conducting physical inspections through December, 2007.



minutes.

How much time will this field inspection (or property inventory) take?

The inspection time varies according to the size and complexity of your home but in most cases will only take ten to twenty



Will these field representatives be identified?

Yes. Each representative will be properly identified. You may call the Assessor's Office and/or the Police Department to verify a representative's identity. You may also view photos on the Town's web site.

How will I be notified of these inspections?

The company will make two attempts to gain entry to your property, either on a weekend or between 5:00

p.m. and 8:00 p.m. on a weekday. If you are not home for either of these attempts you will be sent a notice requesting that you arrange for an appointment with the company.

Why can't the revaluation company schedule individual appointments prior to these unannounced visits?

Attempting to schedule individual appointments results in an inefficient use of resources which would result in higher costs to the Town. It would also result in the inability to complete this project in a timely manner.

How and when will my taxes be affected by this revaluation?

The revaluation will first affect your July, 2008 tax bill. The amount of your new tax bill is calculated by multiplying your new assessed value times the new mill rate. Since the new mill rate will not be established until the budgetary process has been completed in May of 2008, it is not possible to estimate your new tax bill at this time.

When will I be notified of my new assessed value?

The revaluation company will send out assessment notices in November, 2007.



Town of East Windsor

Assessors Office

11 Rye Street

P. O. Box 51

Broad Brook, CT 06016-0051

Phone: 860-623-8878 Fax: 860-623-4798

**For current revaluation information please check
East Windsor web site: www.eastwindsorct.com**